

**A Resolution of the Planning Commission Recommending
Conditional Approval of the Sandstone Ridge Estates Preliminary Development Plan**

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Sandstone Ridge Estates Preliminary Development Plan has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public meeting opened May 19, 2009.
- 1.4 Proper notice was given according to Sections 3.3.4.e of the Frederick Land Use Code.
- 1.5 Said application can conform to the applicable provisions of Section 3.3.4.g of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application with the following conditions:

1. Please provide the depth and type of gravel to be used for the parking surface on Sheet 2.
2. In regard to the landscaping being irrigated with Godding Ditch water, the Final Development Plan will require the following items to be addressed:
 - i. A sufficient number of shares to irrigate the property will be required to be put in the Town's name prior to recordation of the Final Development Plan. The Final Development Plan will require the number of shares that will be provided and the timing of when that will occur.
 - ii. The Final Development Plan will be required to have further details regarding the irrigation system.

- iii. The Final Development Plan will be required to have information provided describing how irrigation will occur when the ditch isn't running.

This resolution approved this 19th day of May, 2009 by a vote of 4 to 1.

Jeff Roehrig, Chairman, Planning Commission